

Selva Di Val Gardena – Bolzano

# Multi-family villa in exclusive location in Selva di Val Gardena

Property ID: IT254152615



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PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 192 m<sup>2</sup> • ROOMS: 10

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | IT254152615               |
| Living Space         | ca. 192 m²                |
| Rooms                | 10                        |
| Bedrooms             | 6                         |
| Bathrooms            | 5                         |
| Year of construction | 1958                      |
| Type of parking      | 7 x Outdoor parking space |

|                |                       |
|----------------|-----------------------|
| Purchase Price | On request            |
| Commission     | Subject to commission |
| Total Space    | ca. 320 m²            |
| Usable Space   | ca. 240 m²            |
| Equipment      | Fireplace             |

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## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Gas                          | Final Energy Demand                                  | 87.46 kWh/m²a             |
| Energy certificate valid until | 20.08.2035                   | Energy efficiency class                              | G                         |
| Power Source                   | Gas                          | Year of construction according to energy certificate | 1958                      |

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## The property



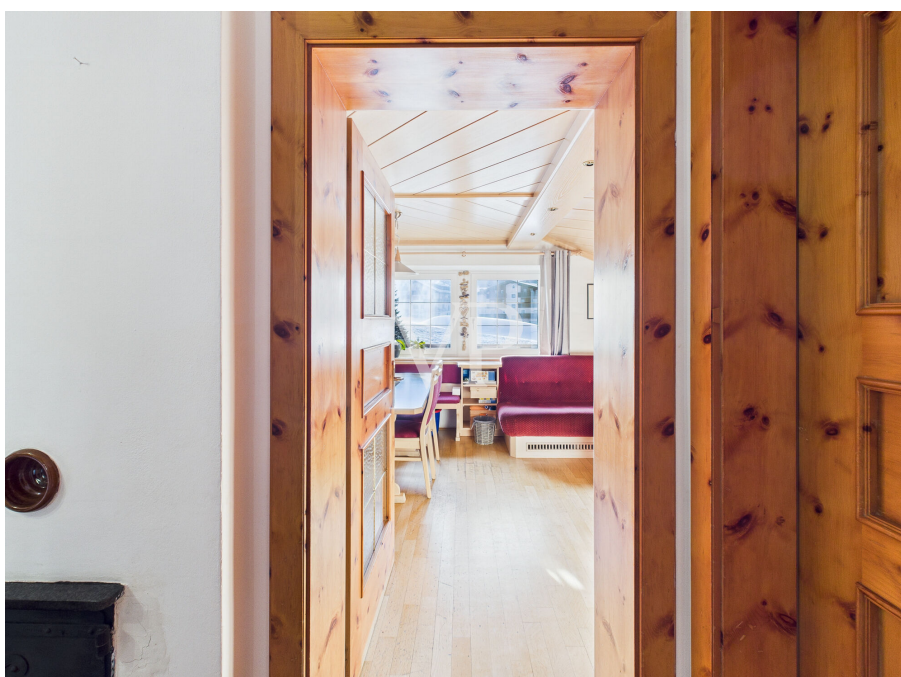
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## A first impression

Multi-family house for sale in Selva di Val Gardena, in an excellent panoramic position, with 360° exposure and natural light throughout the day. Facing the ski slopes and within walking distance of the Dolomite trails, the property is an ideal solution for both private use and as a tourist investment.

The total cubage is about 1,000 m<sup>3</sup>.

The property consists of three independent apartments, distributed on three separate floors, each with a separate entrance.

On the ground floor we find an apartment with an entrance hall, living room with open kitchen, a double bedroom, a twin bedroom and a storage room.

On the second floor there is a unit consisting of a living room, an eat-in kitchen, two bathrooms, a double bedroom and a twin bedroom.

On the second floor the apartment offers living room, kitchen, two double bedrooms, two bathrooms, storage room and a large attic, ideal as an accessory space or additional sleeping area.

Seven uncovered parking spaces, a garage a large cellar and a woodshed complete the property.

A rare opportunity in the heart of Selva di Val Gardena, in a strategic location between ski slopes and nature, with great potential for both living and income.

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## All about the location

Selva di Val Gardena is one of the most exclusive and sought-after resorts in the Dolomites, the beating heart of the Sellaronda ski area and a top destination for year-round mountain lovers. The villa is located directly on the ski slopes, in a privileged position that allows you to leave the house with skis on your feet; the trails are just as easily accessible, as are restaurants, stores, ski lifts and fine accommodations.

Living in Selva means living overlooking one of the most iconic landscapes in the world, in an orderly, well-maintained and secure setting, with strong value both as a second home and as an investment property, in a stable, high-demand market.

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## Contact partner

For further information, please contact your contact person:

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